

**Sec. 5.2100. (P-C) PLANNED COMMUNITY DISTRICT.\***

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**\*Editor's note:** Ord. No. 3258, § 1, adopted Oct. 5, 1999, amended § 5.2100 in its entirety. Formerly said section pertained to similar subject matter. See the Code Comparative Table.

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**Sec. 5.2101. Purpose.**

This is a zoning district that may be developed only in accordance with a specific development plan. The approved development plan is an integral part of this zoning district and all development shall comply with said plan. The planned community district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control, or lands which by reason of existing or planned land uses are appropriate for development under this section, so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

To this end, there may be provided within such areas a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with modern land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

The planned community district and procedure are further established to provide a land developer with reasonable assurance that specific uses proposed from time to time, if in accordance with an approved development plan, will be acceptable to the city; and to provide the City Planning Commission and the City Council with a long-term proposal for the development of a given area.

(Ord. No. 3258, § 1, 10-5-99)

**Sec. 5.2102. General provisions.**

A. *Qualifications.* P-C districts may be established on parcels of land which, because of their unified ownership or control, size, topography, proximity to large public facilities, or exceptional or unusual locational advantages, are suitable for planned development in a manner consistent with the purposes of this section.

B. *Minimum property size.* No P-C district shall be established on any parcel of less than ten (10) acres of gross land area in designated redevelopment areas; and on any other parcel outside of any designated redevelopment areas of less than one hundred sixty (160) acres of gross land area.

C. *Property development standards.* All land uses in a P-C district shall conform to the property development standards of the comparable zoning district. Modification of the comparable district's standards may be allowed as provided in the modification procedure below. The planning director shall determine, primarily on the basis of proposed use and density, which of the districts of this ordinance is most closely comparable to the proposed development.

*Property development standards modification procedure.* Application shall be made and the procedure followed as provided in section 1.300, development applications; with the addition that an application for proposed amendments to development standards in a designated redevelopment area shall first be heard by the development review boards, section 1.900. The application shall be accompanied by written terminology, graphic material, and will illustrate the conditions that the modified standards will produce, so as to enable the Planning Commission and the City Council to make the determination that the modification will produce a living environment, landscape quality and life-style superior to that produced by existing standards.

D. *Approvals required.* No structure or building shall be built or remodeled upon land in the P-C district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof except residential development in a P-C district which is keyed to single-family residential (R-1) zoning districts shall not be subject to Development Review [Board] approval.

E. All provisions of this ordinance shall apply to development in the P-C district except as allowed in the

immediately preceding paragraphs C. and D. Ord. No. 3258, § 1, 10-5-99)

### **Sec. 5.2103. Development plan.**

The rezoning application shall be accompanied by a development plan which shall consist of:

A. A map or maps drawn to a suitable scale, showing at least the following:

1. The boundary of the proposed district.
2. The topographic character of the land.
3. Drainage accommodations.
4. Accommodations for all utilities.
5. Any major regrading intended.
6. The proposed uses of the land, keyed to the comparable existing zoning districts.
7. The approximate location of all public streets.
8. Location of public uses proposed, such as schools, parks, playgrounds, trails or other recreational facilities.
9. The approximate location and configuration of different types or densities of dwelling units.

When appropriate, said plan shall include recommendations as to desirable or compatible uses in the areas surrounding said development.

Within the P-C district development units may be established of any size whatever but shall be logical in size and shape and shall function by themselves and in relationship to other development units within the district or adjacent property.

B. A development program including:

- (1) A legal description of the district boundary.
- (2) Size of the area.
- (3) The overall density proposed.
- (4) The nature of development proposed.
- (5) The disposition of lands proposed for public facilities.
- (6) The anticipated timing for each unit of the district proposed to be developed separately.
- (7) The delineation of development units which shall be integral units planned for development at different stages.
- (8) The approximate size, in acres, of each development unit.

C. All proposed restrictive covenants.

D. All conditions agreed to by the applicant which are not included in the written documentation required under subsections A., B. and C. of this section are part of the development plan.

E. An approved development plan shall be kept on file in the Planning and Development Department.

(Ord. No. 3258, § 1, 10-5-99)

### **Sec. 5.2104. Additional material.**

Additional material and information shall be provided for specific types of uses as follows:

A. Wherever residential development is proposed within a P-C district, the development plan shall contain at least the following information:

1. The approximate number of dwelling units proposed by type of dwelling and the density, i.e., the number of dwelling units proposed per gross acre for each type of use.

2. The standards of height, open space, building coverage, yard area, parking facilities and the kinds of street and land improvements proposed.
- B. For P-C districts or sections thereof for which commercial development is proposed, the development plan shall contain at least the following information:
1. The approximate retail sales floor area and total area proposed for commercial development.
  2. The types of uses proposed to be included in the development, which uses to be consistent with comparable zoning district.
  3. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading signs, and nuisance controls intended for the development.
- C. For P-C districts or sections thereof for which industrial development is proposed, the development plan shall contain at least the following information:
1. The approximate total area proposed for such use.
  2. The types of uses proposed to be included in the development. (Generally those industrial, office, laboratory and manufacturing uses shall be allowed which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of high value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.)
  3. The anticipated employment in the entire development and in each major section thereof. This may be stated as a range.
  4. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.
- D. For P-C districts or units thereof containing institutional, recreational or other public or quasi-public development, the development plan shall contain the following information:
1. General types of uses proposed in the entire development and each major section thereof.
  2. Significant applicable information with respect to enrollment, residence employment, attendance, or other social or economic characteristics of development.
  3. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, and signs intended for the development.

(Ord. No. 3258, § 1, 10-5-99)

### **Sec. 5.2105. Findings required.**

Before approval or modified approval of an application for a proposed P-C district, the Planning Commission and the City Council must find:

- A. That the development proposed is in substantial harmony with the General Plan of the City of Scottsdale, and can be coordinated with existing and planned development of surrounding areas.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
  1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other

responsible agency.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

3. In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

D. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district.

(1) Location: All proposed private and charter schools shall be located a minimum of one thousand (1,000) feet from any adult use, bar, cocktail lounge, liquor store, turkish bath, or pool hall.

(2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).

(3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be entirely enclosed by a minimum three-foot high fence and/or wall and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(Ord. No. 3258, § 1, 10-5-99)